

# Frequently Asked Questions and Various Clarifications for CTP2011-01 City of Bloomington Request for Qualifications

Last Update: Thursday, August 04, 2011

This information is intended for use by the consultants who have been invited to respond to this project's Request for Qualifications. Questions should be directed to [ctp@bloomington.in.gov](mailto:ctp@bloomington.in.gov).

Most recent updates are listed first.

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## **1. Can the City provide building elevations and orthographic drawings for the site in question?**

The City has not generated or acquired these drawings for structures within the site. If any such relevant drawings are obtained, the City will share them with the chosen consultant in the data collection stage of the project, but it is not expected that these will be available from the City.

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## **2. On Page 5, the scope includes “chart past market growth in Bloomington.” Can you clarify the desired extent of past analysis? Would 10 years be a reasonable benchmark?**

Ten years is a reasonable benchmark, but the extent of the analysis may be predicated on availability of data for the segment of interest for this particular task (entrepreneurial ventures, technology sector). The City can provide some historical references from previous studies and plans as part of the data collection stage of the project.

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## **3. Will the three “distinct yet fully integrated components” of this project take place in parallel or would the activities be linear and therefore expected to take longer?**

We expect these activities to be run in parallel and that outcomes will be congruent with one another. Logical sequencing of some tasks will clearly be necessary. For example, the projected enhancements to infrastructure should be consistent with growth projections developed through the Resource Analysis and Market Feasibility component.

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## **4. Is there a specific end date or set of external milestones that are important to the City?**

While we anticipate that the appropriate timeline would be developed in collaboration with the chosen consultant, the City prefers that this project is complete by the end of 2012 or earlier. External milestones and factors such as expectations of bond holders, expected vacancy dates of Core Property tenants and CTP re-certification deadlines will drive the City's desire to move forward with deliberate speed to execute steps developed by this project.

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## **5. Can you provide a breakdown of the current tech park community, such as the number of tenants and employees broken down by industry?**

Yes, previous work in this regard can be provided to the chosen consultant during the data collection process, and should be verified and augmented by the consultant.

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**6. Has the city already initiated discussions with surrounding residential neighborhoods regarding community involvement or planning for the site?**

Direct discussions with residential neighborhoods have not been initiated but the City expects the consultant will incorporate this important input into its public processes. The City has initiated discussions with business, commercial property owners, and economic development organizations, and these groups should be among those which continue to be engaged by the public processes of the project as well.

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**7. Has the CTP Advisory Board been actively meeting in the last few years, and are they involved in any way with the current planning process? Will they be part of the "Planning Team"?**

This board was called together to oversee the creation of recommendations in the CTP Action Plan. That planning project concluded and the board has not actively met. Although this board as an entity will not be part of the process, individuals (or their successors in those professional roles) from this board continue to be stakeholders who have been engaged in discussions and will continue to be a vital part of the public input process. The financial oversight entity for the CTP is the Bloomington Redevelopment Commission, which will have a representative on the "planning team."

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**8. Does the City have an established stakeholder group or citizen steering committee in mind? Does the City have a target size for the stakeholder group to be engaged, or a number of specific meetings or interviews to be conducted?**

City staff has contemplated a stakeholder group/citizen committee and agrees that it would be productive but have not yet established any parameters such as number, composition or methodology of the group or of the processes. We expected that the chosen consultant would have creative ideas about practices that would make sense for this project. Innovative ways to obtain and leverage meaningful input will be valued.

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**9. Regarding the Land Use / Redevelopment Plan, the RFQ requests streamlined planning and zoning processes. Would these processes be limited to the development of the CTP parcels or would the City like to see suggestions regarding planning and zoning that could be more widely applicable?**

Our primary interest is in streamlining the development review process for the CTP parcels. This streamlining is expected to entail greater plan review authority for staff over board and commission review.

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**10. Does the City anticipate additional growth in the Showers building that should be accommodated within the space planning for the CTP? Do the current tenants of the**

**north-end space in the Showers building have end-of-lease timelines, and will they be offered replacement space when CTP development begins?**

Yes, we do anticipate growth of some technology business tenants in the North Showers building. Current tenants of the Showers building do have end-of-lease timelines, which vary by tenant. Potential for renewal of the leases is an issue between the landlord and tenant. Please note that the North Showers building itself is not intended for redevelopment as part of this plan and is not among the properties the City is acquiring. Regardless, it is the City's vision that growing technology businesses (whether they currently reside in North Showers or elsewhere) would find options to locate and grow in the Certified Technology Park as a result of the implementation of this plan. Additional information on these tenants can be supplied by the City during the data collection stage of the project.

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**11. Are there site surveys available of the area showing utility sizes, elevations and types of services?**

The utility analysis portion of this project requires this information to be gathered by the chosen consultant; however, City staff can provide baseline information regarding existing municipally owned utilities (water, sewer, stormwater, Bloomington Digital Underground) during the data collection stage of the project.

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**12. Are there updated traffic studies available?**

The chosen consultant would provide traffic studies. The City can provide traffic counts (tube counts and/or turning movements) for the existing street network within and surrounding the study area. If current counts are outdated, the City can update them during the project.

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**13. Are there specific sustainability goals set as it relates to the project?**

It is our hope the consultant team's *integrated design approach* to this project will lead to innovative sustainable outcomes that we ourselves had not specifically anticipated. Development of a statement of achievable targets for the area would be a positive outcome of the project. The City's Sustainability Coordinator will be among those from City staff who are on the Project Team.

Certainly, we expect recommendations related to green streets infrastructure, green buildings, sustainable techniques for achieving water quality and stormwater treatment, and emphasis on multi-modal transportation options. Other potential areas for exploration may be shared heating/cooling infrastructure or green parking infrastructure. In addition, green/clean technology business potential for the CTP should be included among segments studied in the Resource Analysis and Market Feasibility Study.

In general terms, The Guiding Principles of the City's Growth Policies Plan (among them compact urban form, environmental integrity, enhanced public and alternative transportation, economic and cultural vibrancy) should be driving principles of the project.

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**RFQ Page 18: Address Correction to Entry on List of Invited Firms**

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